



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, June 4, 2015

Approved June 18, 2015

[6:05:09 PM](#) **6:00 P.M. ~ Work Meeting** (Open to the Public)

Attendance

Planning Commission Members:

Jeremy Burkinshaw
Blayde Hamilton
Wayne Hill
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith
Wade Thompson

Council Members:

Coralee Wessman-Moser, Mayor Freeman

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planning Administrative Coordinator
Heather Upshaw, Planner III
Jackie Nostrom, City Recorder
Blake Thomas, City Engineer
John Brems, City Attorney

Guests:

Please see the attendance sign in sheet.

City Planner, Bryn McCarty explained that Randy Rindlisbacher, Bach Homes was present for a discussion about his proposal from the last planning meeting. Chair Smith gave a brief synopsis of discussions at the last meeting regarding the Bach Home proposal and mentioned that the commission had requested the ability to continue discussions at a work meeting. He then turned time to Randy Rindlisbacher who explained that his position hasn't changed; he is still requesting 12 lots for the parcel. Mr. Rindlisbacher felt that the general plan was vague and left out specifics of how to gain higher density. He felt that commission should then follow past precedent for this proposal. He commented that he's asking for an overall density of 2.8 instead of the requested 2.6. He felt the proposal provided better flow in the subdivision.

Planning commissioners mentioned that precedent already changed with the new general plan. The planning commission understood that the overall density is 2.8 but felt it should be 2.6 to follow the general plan. They thanked Mr. Rindlisbacher for coming back to discuss the proposal further. A brief discussion about underground detention took place.

Nick Lopez and Tash Lopez with Beehive Homes would like to purchase the property to the east of their project. He would blend the two properties together to feel like one property. Currently there is a 24 bed home and Beehive Homes and the proposed property would be able to have 16 rooms with a possibility of 20 beds. If this is approved construction would start in about a year. There is an existing home on the property they'd like to purchase and the drive would be in the back of that home. He alluded to living in that existing home for a while but would eventually sell it and the existing home would be subdivided and fenced off. Planner III, Heather Upshaw reminded commission that the proposal is a permitted use. The concern was the driveway and the flag lot. Commission commented that it seemed like the properties could be combined to create one project. A brief discussion about water rights took place. Bryn McCarty, Planner suggested that he present to the commission for approval. The approval would be good for two years, which would give him time to go forward with the purchase in a year from now.

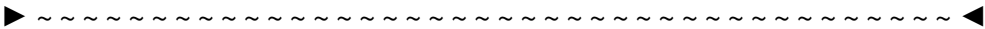
Planner, Bryn McCarty reviewed the remaining agenda items, beginning with item 2.2. The proposal had a drive issue but engineering doesn't feel overly concerned with the lineup of the drives. This development will be a medical office building some clients may include a physical therapist, orthodontist and dentist.

Item 2.3 is a text change. Planner McCarty asked for input about the landscaping for corner lots and questioned if the landscaping should be determined by what is visible from the street; specifically whether or not the back yard landscaping needs to be installed prior to occupancy. Comments made were whether or not a fence should be required or to have this issued handled through the maintenance of weeds. Commission made a suggestion to require basic landscaping. Planner McCarty reminded commission that larger lots are handled differently depending on the placement of the home. A discussion about landscaping requirements in the park strip also took place. The commission was advised that a change was made to extend bonding through June 30.

Planner McCarty passed around a draft of a new agenda format and mentioned that the agenda will separate administrative and legislative items. Staff will also change notices that are mailed to neighbors to provide further information about the item and if public comment is or is not allowed. Subdivisions are administrative and do not require public hearings. Zoning items, however, do require public hearings and all comments affect the decision of the commission. Chair Smith commented that this is in an effort to help the public understand the process better. He requested that commission provide input on the wording and provide any suggestions to Planner McCarty.

Mayor Freeman expressed thanks to the planning commission and asked them to make sure their comments during meeting discussions are heard.

Meeting adjourned at [7:00:52 PM](#)



1. GENERAL BUSINESS:

Attendance

Planning Commission Members:

Jeremy Burkinshaw
Blayde Hamilton
Wayne Hill
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith
Wade Thompson

Council Members:

Coralee Wessman-Moser, Mayor Freeman

City Staff: Bryn McCarty, City Planner
Sandra Llewellyn, Planning Administrative Coordinator
Heather Upshaw, Planner III
Jackie Nostrom; City Recorder
Blake Thomas, City Engineer
John Brems, City Attorney

Guests: Please see the attendance sign in sheet.

Chair Smith welcomed those in attendance.

- 1.1 Reverence / Thought: [David Watts](#)
- 1.2 Pledge of Allegiance: [Bethany Zeyer](#)
- 1.3 Roll call: [Full Quorum, Wade Thompson and Jessica Morton absent](#)
- 1.4 Approval of Minutes for: [May 21, 2015](#)

[Commissioner Jeramy Burkinshaw](#) **MOVED** to approve the minutes for [May 21, 2015](#).

[Commissioner Robyn Shakespear](#) **SECONDED** the motion.

[Chair Smith](#) asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

[Vote passed.](#)

[Motion carried.](#)

2. REGULAR AGENDA:

- 2.1 **03S15** – [Bach Investments, LLC](#) – 13300 S 7300 W – Proposed Subdivision of 42 Single Family Lots – Zone: A-.25 and R-1-15 – Acres: 15 – Units: 42 (**PUBLIC HEARING held May 21, 2015**)

City Planner, Bryn McCarty commented that two lots on 7300 West were rezoned and previously approved. The proposal is to add acreage in the middle, between the two lots previously approved. She compared the new layout with the old layout and turned the time over to the applicant.

Randy Rindlisbacher (applicant), [Bach Investments](#) explained that the general plan was amended in December 2013. The agricultural zone in the Rose Basin area became even more vague and ambiguous than it was before. There is nothing explaining how a developer could get additional density. He stated that the new zoning ordinance will bring much needed clarity and definition; however, it is not applicable with this application. He felt that the commission should look at past precedence. The current general plan allows 1.8 – 3.0 units per acre and he asked for 2.4 units per acre (12 lots) on the 5 acre parcel. Past precedent supports up to 3.0 units per acre. He recognized a need for compromise. The new layout presented was for a 42 lot subdivision and is the best configuration for the three parcels. Mr. Rindlisbacher will provide a 10' easement behind the sidewalk to act as a buffer. When people drive down the road they will recognize the connectivity.

He felt like this proposal is a reasonable request and would like approval.

Chair Smith turned to the planning commission for further discussion. [7:27:04 PM](#)* Commissioner Wayne Hill felt okay with the new design and the 42 lots.

Commissioner Blayde Hamilton **MOVED** to approve the item with staff recommendations of 40 lots.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	No
Commissioner Jeremy Burkinshaw	Yes
Commissioner Wade Thompson	No

Vote passed.

Motion carried.

2.2 [7:28:53 PM](#) **14C15** – Thrive Development – 5568 W Herriman Main St – Proposed Medical Office Building – Zone: MU-2 – Acres: 1.03

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and elevation. There will be a shared driveway to minimize driveways on Main Street. She turned the time over to the applicant.

Chas Johnson (applicant), Thrive Development, presented a color/material board to the commission. The property is under contract to build a medical office building that will provide a professional office setting for local doctors in the area. The building will incorporate a more traditional customary architectural approach with red brick and stained wood above the windows to bring warmth.

Chair Smith explained that requirements for commercial design criteria were recently updated and asked applicant about the percentage of brick on the building.

Applicant commented that he is not hitting 60% but felt he is above 40% and added that the glass may be considered an architectural upgrade.

City Planner, Bryn McCarty reminded the commission that the city council may consider the glass to be part of the 60%.

Commissioners liked the colors and the elevation. Commissioner Robyn Shakespear asked for the number of parking spaces and the response was 63 stalls; the formula for parking stall was 4-5 stalls per thousand square feet of building.

Chair Smith allowed public comment.

David Watts, 14461 S. Windom Rd, liked the plan and commented that it looked fantastic. He recommended approval.

Commissioner Wade Thompson **MOVED** to approve the item with recommendations outlined by staff.

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2.3 **13Z15** – Herriman City – Text Change to Title 9 Section 4 - Landscaping (PUBLIC HEARING)

City Planner, Bryn McCarty explained that there is a landscaping ordinance that requires the front and side yards be installed before occupancy. This text change is to clean up the ordinance. She requested input regarding corner lots and park strips. She noted that irrigation is required in the park strip. Zero scape landscaping is okay as long as it's maintained. The text change will extend the front yard landscaping installation time frame requirement to help the building department with enforcement. She asked for more input regarding these topics and will bring the text change back on a future agenda.

7:42:08 PM Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

David Watts, 14461 S Windom Rd, asked the planning commission to consider what may or may not be appropriate in a park strip. He is not in favor of bark, gravel or paved park strips. He is supportive of language indicating 'viewable from a public right-of-way' as far as landscaping requirements for a rear and side yard.

Mayor, Carmen Freeman, 5975 W 3200 S, asked the commission to consider zero scape as part of the landscape requirements in the park strip.

City Manager, Brett Wood, 12677 S 6000 W, agreed with comments about not allowing gravel and bark in a park strip. Gravel acts as a projectile and bark blows away. Both materials affect the storm drain.

7:45:08 PM Chair Smith closed the public hearing.

Discussion amongst planning commission was to not allow bark in the park strips. Chair Smith expressed a desire to allow low-maintenance landscaping in the park strip, however, he's not a fan of allowing concrete in the park strip. He does like the idea of a tree lined street. Planner, Bryn McCarty explained that other cities have strict requirements for the park strips. A brief discussion about allowing a percentage of stamped concrete mixed with landscaping took place. Chair Smith suggested allowing other decorative items but not requiring too many items. He liked the idea of requiring a percentage of landscaping while allowing a mix of decorative elements. In regards to landscaping a corner lot, Commissioner Burkinshaw suggested that the ordinance allows the home owner to pick either fencing the back yard with a solid fence or landscaping the back yard for those homes with a back yard viewable from the public right-of-way. Chair Smith liked the phrase 'viewed from a public right-of-way.' An exception may be back yards that have a slope.

Commissioner Jeremy Burkinshaw **MOVED** to continue this item without date.

Commissioner Wayne Hill **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

3. **NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):**

None

4. **ADJOURNMENT:**

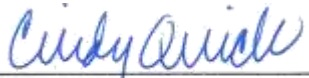
Chair Clint Smith called for a motion to adjourn.
Commissioner Jessica Morton **MOVED** to adjourn the meeting.
Commissioner Robyn Shakespear **SECONDED** the motion.
The voting was unanimous. Motion carried.
The meeting adjourned at 7:55:00 PM.

5. **FUTURE MEETINGS:**

- 5.1 City Council Meeting - Wednesday, **June 10, 2015** @ 7:00 PM
- 5.2 Next Planning Commission Meeting - Thursday, **June 18, 2015** @ 7:00 PM

*Please note the audio recording equipment malfunctioned and did not start recording until 7:27:04 PM

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on June 19, 2015. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, CMC
Deputy Recorder